

Troy Davis

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Wednesday, February 25, 2015 3:45 PM
To: Skorney, Steve
Cc: White, Clay; Toy, Stephen; Troy Davis; Christopher Young; Paul Ellis
Subject: RE: City of Arlington Docket Proposal (ARL3)

Follow Up Flag: Follow up
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Thank you Steve. I've forwarded this on to the City. While it views a postponement of ARL3 as a means to allow completion of the City's update as a prelude to a 2016 decision on the docket issue, we can meet to explain where the analysis is at this point. In summary:

- An alternative excluding the ARL3 expansion and no intensive development in the Brekhus/Beach area would provide for a population of 22,694 which would not meet it's 2035 planning target of 24,937.
- Elimination of the Brekhus/Beach area from the UGA and expansion of the ARL3 UGA would add a potential 805 housing units in ARL3 and reduce capacity in Brekhus/Beach by 963 housing units. The 963 figure was based on the provision of urban infrastructure and services that no longer seem likely.

These numbers are taken from the County's DEIS. The City intends to propose that the zoning in Brekhus/Beach be held to a ½ acre density in light of sewer service not being feasible in the foreseeable future. Without an ARL3 remedy, the City's Plan will be out of compliance with GMA.

I will talk to the City about arranging a meeting to discuss this further with the County.

Reid

*Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201*

*425.258.9308
425.259.4448 FAX*

rshockey@shockeyplanning.com



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From: Skorney, Steve [mailto:Steve.Skorney@co.snohomish.wa.us]
Sent: Wednesday, February 25, 2015 3:32 PM
To: Reid Shockey
Cc: White, Clay; Toy, Stephen
Subject: City of Arlington Docket Proposal (ARL3)

Reid:

Thank you for providing us with some initial numbers from your capacity analysis of an Arlington UGA expansion option that would not include a de-annexation.

In anticipation of the County Council's action this spring on the city's request to defer the ARL3 proposal to 2016, I want to reiterate that we strongly encourage you and city staff to meet with PDS in the very near future. We would like to discuss this UGA expansion only option, the scope of the county's anticipated analysis of this option including environmental review, and the timelines for completion of county review in advance of 2016.

As PDS has expressed in previous correspondence, we are concerned about the viability of the ARL3 docket request as strictly an expansion and not a UGA adjustment. As you know, PDS recommended denial of the city's initial docket application for a UGA expansion. PDS would like to know how a proposed UGA expansion only option would now be consistent with GMA and Countywide Planning Policy criteria. We would like to include in this meeting a discussion of the methodology the city used to arrive at these preliminary capacity numbers as we have some concerns. We would like to have this discussion before you finalize your capacity analysis and incorporate into the city's plan update as justification for a UGA expansion. Regarding environmental review, as you know the county's Draft EIS for its 2015 Plan Update only analyzed the ARL3 proposal as a UGA adjustment. A supplemental EIS will likely be needed. If the County Council were to approve a deferral of ARL3 to analyze a UGA expansion only option, work on an SEIS would need to begin shortly thereafter. As a reminder, costs for completion of a supplemental EIS are the responsibility of the city.

Again, we are here to assist you and the city. Look forward to meeting with you soon.

Thanks

Steve

Steve Skorney
Senior Planner
Planning & Technology Division
Snohomish County
Department of Planning & Development Services
(425) 388-3311, ext. 2207

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